

**RANCHO VILLA MHC**  
**SITE AREA - 1, 31 NEW UNITS**  
**1250 THE DALLES MILITARY RD**  
**WALLA WALLA, WA 99362**



**SITE PLAN - AREA 1**  
SCALE: 1' = 50'

**OVERALL MOBILE HOME PARK LAYOUT**  
SCALE: 1' = 200'

200 100 0 200 400

SCALE IN FEET

1.	C1.0	COVER, OVERALL LAYOUT, SITE PLAN & VICINITY MAP
2.	C1.1	GENERAL NOTES, ABBREVIATIONS AND LEGEND
3.	C1.2	TOPOGRAPHIC SURVEY
4.	C2.0	DEMOLITION AND TESC PLAN
5.	C2.1	TESC DETAILS
6.	C3.0	PAVING PLAN
7.	C3.1	ENTRANCE PAVING PLAN
8.	C3.1	PAVING DETAILS
9.	C3.2	PAVING DETAILS
10.	C4.0	DRAINAGE AND GRADING PLAN
11.	C4.1	DRAINAGE DETAILS
12.	C4.2	DRAINAGE DETAILS
13.	C5.0	UTILITIES SITE PLAN
14.	C5.1	SEWER DETAILS
15.	C5.2	SEWER DETAILS
16.	C5.3	WATER DETAILS
17.	C5.4	WATER DETAILS

N01°33'03"W BETWEEN THE BRASS CAP MONUMENT MARKING THE SE CORNER AND THE 1/8" PIN IN IRON PIPE MARKING THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T7N, R36E, W.M. BEARINGS ARE BASED ON THE CITY OF WALLA WALLA GIS CONTROL NETWORK AS SHOWN ON SURVEY BOOK 6 PAGE 263, WHICH IS IN TURN BASED ON WASHINGTON STATE SOUTH ZONE STATE PLANE BEARINGS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES. FOR GRID, DISTANCES, SCALE BY A FACTOR OF 0.99991575 AT THE POINT OF INTERSECTION OF DALLAS MILITARY ROAD AND S. 15TH AVENUE.

899.88' AT THE TOP OF A 1/4" IRON PIN IN A 2" PIPE MARKING THE NW CORNER OF THE NE 1/4 OF THE SECTION 30, 77N, R36E, W.M., ALSO KNOWN AS STATION NO. 712 ON CITY OF WALLA WALLA GIS SURVEY RECORDED IN BOOK 6 PAGE 263, BASED ON NAVD 1988 DATUM.

MOST MONUMENTS SHOWN WERE VISITED IN SEPTEMBER 2017 FOR OUR UNRECORDED SURVEY OF THE DALLAS MILITARY ROAD RIGHT-OF-WAY FOR THE CITY OF WALLA WALLA; CERTAIN MONUMENT POSITIONS WERE VERIFIED AND ADDITIONAL MONUMENTS TIED IN MARCH 2022. THIS SURVEY WAS PERFORMED USING RTK AND STATIC GPS METHODS, USING TRIMBLE R6-4 AND R12; RECEIVERS, HAVING STANDARD ERRORS OF 8MM + 1PPM. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAS 332-130.

LOCATED IN WESTDALE FIRST ADDITION, IN THE SOUTH 1/2 OF THE S.E. 1/4 AND  
THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 30, AND THE NORTH 1/2 OF THE N.E. 1/4  
OF SECTION 31, T7N, R36E, W.M., CITY OF WALLA WALLA, WASHINGTON

NAD83 (1991), WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, 4601.

THE UNDERGROUND UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS LOCATED USING THE ONE-CALL SERVICE THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

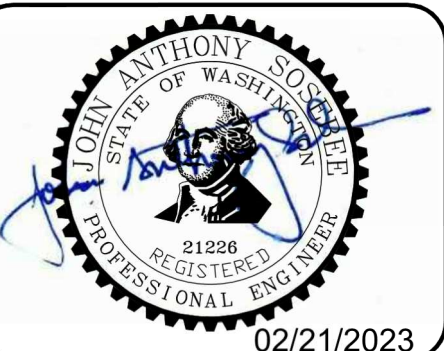
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COVER, OVERALL LAYOUT,  
SITE PLAN & VICINITY MAP

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES AND SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE: UNDERGROUND LOCATE LINE:  
811  
A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION



JOB NO.: R314781.01  
DATE: 02/21/2023  
DESIGNED: A. PETERSEN  
DRAFTED: A. PETERSEN  
CHECKED: T. SOSEBEE  
SCALE: AS SHOWN  
DRAWING NO.

C1.0

SHEET: 1 of 17

PREPARED BY: / DATE: /  
 CHECKED BY: / DATE: /  
 BACK-CHECKED BY: / DATE: /  
 02/21/23 | 11:15 AM | APETERSEN